

CITY OF VANCOUVER
SPECIAL COUNCIL - APRIL 21, 1977
PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 21, 1977, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning - S/W, N/W and N/E Corners
of Earles Street and Vanness Avenue

An application has been received from the Director of Planning to rezone Lots 1-5, Blocks 118 and 119, D.L.'s 36 and 50; Lots 1, 3 Amended and 4, Block 120, D.L.'s 36 and 51, and Lots 1 and 2, Block 133, D.L. 37 being the S/W, N/W and N/E Corners of Earles Street and Vanness Avenue

From: (C-1) Commercial District and
(M-1) Industrial District - (Lots 1-5)

To: (RS-1) One Family Dwelling District.

The Director of Planning recommended approval of the application. The Vancouver City Planning Commission also recommended approval and further recommended:

"THAT the application to rezone to (RS-1) One Family Dwelling District be approved for Lot 3 Amended and Lot 4, Block 120, D.L.'s 36 and 51, ONLY, of those properties listed in the report of the City Planning Department dated January 24, 1977."

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - N/S Charles Street between
Kootenay Street and Boundary Road and
W/S Boundary Road between William and
Charles Streets

An application has been received from the Director of Planning to rezone Lots 13-31, Block 2, S.E. ¼ Section 27, T.H.S.L. being the north side of Charles Street between Kootenay Street and Boundary Road and the west side of Boundary Road between William and Charles Streets

From: (M-2) Industrial District and
(C-1) Commercial District

To: (RS-1) One Family Dwelling District.

cont'd....

AMENDED
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Rezoning - N/S Charles Street between
Kootenay Street and Boundary Road and
W/S Boundary Road between William and
Charles Streets (cont'd)

The Director of Planning and the Vancouver City Planning Commission recommended approval of the application.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. A. McLaren, representing Kebco Industries Ltd., took issue with the proposed closure of Charles Street and suggested that a decision be deferred until a determination is made on the form and shape of single family subdivision in the area.

MOVED by Ald. Harcourt,

THAT the foregoing application by the Director of Planning be approved.

(Carried Unanimously)

MOVED by Ald. Puil,

THAT the decision on this application be deferred pending receipt of a report on the closure of Charles Street.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Marzari, Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Harcourt was put and CARRIED UNANIMOUSLY.

3. Rezoning - 3665 Kingsway (N/S Kingsway
between Boundary Road and Ormidale)

An application has been received from Ledingham Properties Ltd., to rezone Lot B, Block 6, D.L.'s 36 and 49, Group 1, N.W.D., Plan 8825 being 3665 Kingsway (north side of Kingsway between Boundary Road and Ormidale Street)

From: (M-1) Industrial District

To: (C-2) Commercial District.

The Director of Planning and the Vancouver City Planning Commission recommended approval of the application.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mrs. Quon requested residential parking only in the area and referred to the traffic situation caused by B.C. Telephone employees.
- Mr. Bob Lee spoke in favour of the rezoning and generally described and displayed the proposed building for the site in question.
- Mr. N. Davidowicz referred to the parking and traffic problems in the general area.

MOVED by Ald. Kennedy,

THAT the foregoing application of Ledingham Properties Ltd., be approved, subject to the detailed scheme of development first being approved by City Council prior to the three readings of the By-law.

- CARRIED UNANIMOUSLY

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4. Rezoning - S/E Corner of S.W. Marine Drive and Ash Street

An application was received from Mr. M.E. Hardisty to rezone Lot A, Plan 4690, Block 7, D.L. 311 being the southeast corner of S.W. Marine Drive and Ash Street

From: (RT-2) Two Family Dwelling District
To: (CD-1) Comprehensive Development District and
 (M-1) Industrial District (Light).

Prior to considering this application, the applicant addressed the Council and requested a deferment to enable him to discuss the application with residents in the area, as some concerns had been expressed.

MOVED by Ald. Bellamy,

THAT the Public Hearing Hearing on this application be adjourned until May 10, 1977.

- CARRIED

(Aldermen Gerard, Puil and Rankin opposed)

5. Rezoning - Area Bounded by S.E. Marine Drive on the North, Hartley Street on the East, Kent Avenue on the South and Kerr Street on the West

An application was received from Mr. A.T. Gjernes and the Director of Planning to rezone Lot 1, Parcel 'A'; Lot A of Lot 2, Parcel 'A'; Lot 2 except Lot A, Parcel 'A'; Lot B of Lot 3, Parcel 'A'; Lot C of Lot 3, Parcel 'A'; Lot 1 of Lot D of Lot 3, Parcel 'A'; Lot 2 of Lot D of Lot 3, Parcel 'A'; Parcel 'B'; Parcel 'C'; all of Block 8, D.L.'s 330 and 331 being the area bounded by S.E. Marine Drive on the North, Hartley Street on the East, Kent Avenue on the South and Kerr Street on the West

From: (C-1) Commercial District
 (RT-2) Two Family Dwelling District, and
 (M-1) Industrial District

To: (CD-1 Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

Uses:

- Warehouse (General)
- Wholesale Business
- Light Manufacturing
- Building or use which is customarily accessory to the above principal buildings or uses, provided that:

- (a) all accessory buildings shall occupy an area of not greater than ten percent of the area of the site and shall not be over twelve feet in height;
- (b) all accessory uses shall occupy an area of not greater than one-third of the total gross floor area of all the buildings on the site;

subject to such conditions as Council may by resolution prescribe.

Every use shall be conducted wholly within a completely enclosed building except for parking and loading facilities.

Height: The height of any building shall not exceed 40 feet.

F.S.R.: The floor space ratio shall in no case exceed 1.0.

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Rezoning - Area Bounded by S.E. Marine Drive
on the North, Hartley Street on the East,
Kent Avenue on the South and Kerr Street on
the West (cont'd)

Off-Street
Parking and
Loading:

Off-street parking and loading spaces shall be provided and maintained as required by and in accordance with the provisions of Sections 12 and 13 of By-Law No. 3575.

Any consequential amendments.

Amend the Sign By-Law No. 4810 to establish sign regulations for the newly established CD-1 By-Law.

The CD-1 By-law shall also be subject to the following:

- (1) The detailed schemes of development shall first be approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the quality of the overall design, the provision and maintenance of landscaping, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment and provision and maintenance of pollution control equipment.

- (2) Outside Storage

Every business shall be conducted wholly within a completely enclosed building except for parking and loading facilities and also excluding the parking of commercial vehicles provided that they are parked in the rear or side yards and are screened from the street(s) by a wall or decorative close-board type fence not less than six feet in height.

- (3) Landscaped Setback

A minimum of 40 feet landscaped setback shall be required from S.E. Marine Drive. The Director of Planning may reduce this requirement to permit off-street parking, driveways and walkways. In the exercise of his discretion the Director of Planning shall have regard to the size, depth and slope of the property and existing development on the surrounding properties.

The Director of Planning recommended approval of the application.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. H. van Eijnsbergen, representing Spools Lumber and Building Supply Ltd., filed a brief and spoke against the proposed down zoning of a portion of the block southeast of Marine Drive and Kerr from M-1 to CD-1, and requesting permission on the continued use now designated as M-1 for open storage of lumber.
- Mr. N. Davidowicz referred to the traffic problems in the area and involvement by overall planning.
- Mr. Sol Jackson spoke on the affect the rezoning would have on 400 low-cost housing units proposed on the east side towards Boundary Road and proposed adequate screening around the storage.
- Mr. A. Gjernes spoke in favour and indicated that there would be no detrimental affect to Spools Lumber and Building Supply Ltd., or any other owners in the area.

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Rezoning - Area Bounded by S.E. Marine Drive
on the North, Hartley Street on the East,
Kent Avenue on the South and Kerr Street on
the West (cont'd)

AMENDED
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MOVED by Ald. Puil,

THAT the application by Mr. A.T. Gjernes and the Director of Planning be approved, subject to the conditions as stated, except that the uses be amended to permit open storage of lumber subject to such storage being adequately screened by suitable fencing or planting to the satisfaction of the Director of Planning;

FURTHER THAT the CD-1 By-law be amended to include the storage of lumber which may be located from a depth of 140 feet north from Kent Avenue.

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Brown in amendment,

THAT the rezoning application be approved, but excluding the existing M-1 zoning area.

- LOST

(Aldermen Bellamy, Ford, Gibson, Kennedy, Marzari,
Puil and Rankin opposed)

The amendment having lost, the motion by Alderman Puil was put and CARRIED.

MOVED by Ald. Rankin,

THAT the proposed amendment to Sign By-law No. 4810, to establish sign regulations for the newly-established CD-1 By-law, as submitted in draft form, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report on items 1, 2, 3 and 5;

FURTHER THAT the Committee of the Whole beg leave to sit again to consider item 4 (S/E Corner of S.W. Marine Drive and Ash Street).

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,

THAT the report of the Committee of the Whole be adopted, and in respect to item 4, be given leave to sit again, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

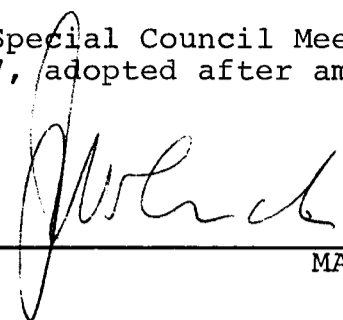
- CARRIED UNANIMOUSLY

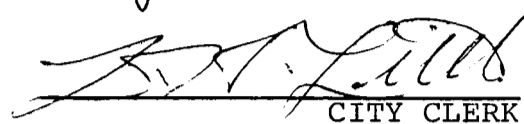
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The Council adjourned at approximately 9:50 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of April 21, 1977, adopted after amend-
ment on May 10, 1977.



MAYOR

CITY CLERK